



City of
Maple Grove

Project Points System **Scoring Guide**

March 7, 2005

Project Points System:

Purpose: To create and implement a design review system to implement the goals and objectives of the Comprehensive Plan and the needs of a rapidly growing community. As some goals and objectives are a higher priority than others, the system is point-based to assign higher values to some criteria and lower values to other criteria.

Implementation: All future residential projects will be submitted as Planned Unit Developments (PUD) and will be scored based on the Project Points System (PPS).

It is highly recommended that the applicant **read this PPS Scoring Guide thoroughly** and plan their neighborhoods around the criteria described and explained herein. It also recommended that the applicant meet with city staff about their proposal prior to submitting the official application.

City staff will review the application and recommend a score to the Planning Commission and City Council. In order to ensure that the point system does not favor one development over another for reasons such as size or location, the minimum score has been defined as a minimum **percentage of possible points**.

For most projects, not all of the criteria included in the PPS will be applicable. These criteria will not be used to judge a project. For example, criteria related to attached housing would not apply to projects that only have detached housing. The total number of points possible will change from project to project depending on the circumstance.

Projects must receive a minimum score of 75% of the applicable and attainable points for the City Council to consider approval.

As part of the applicant process and in order to ensure accurate scoring, the applicant shall complete the **PPS Application sheet**, wherein they shall describe:

- 1) How they are proposing to attain points in each category (and reference the plan sheets and/or specific pages of other documents that show how the category is being met), or
- 2) Explain why they are not proposing to meet a category, or
- 3) Why they feel a category is not applicable.

As the PPS is designed to be a set of choices, not all applicable categories are expected to be met. The City Council is the final arbiter of which criteria are applicable and which are not.

The applicant will have the opportunity to meet with City staff to discuss their score. Staff will work with the applicant on ways to improve their score if their score is not above the 70% threshold.

A recommended score of 75% does not guarantee approval by the City Council. The City Council holds the right to deny a project if it is not in compliance with the Zoning Code or Comprehensive Plan and to place conditions of approval on a project.

Applicants are encouraged to attain as many points as possible and not to merely clear the 70% threshold.

The City of Maple Grove intends this document to be dynamic and may change often. Applicants are advised to ensure that their copy of the criteria is the most up-to-date.

I. Community Scale Criteria:

The relationship of the proposed neighborhood to the community as a whole

A. Land Use

Interrelationship to surrounding land uses and land forms and/or a proposal of a land use(s) that would deliver a community benefit

LA.1. Unit Affordability

Purpose: Encourage the production of housing that is affordable to a range of incomes

Criteria:

(% of units affordable to 110% to 120% of the RMI) / 200	+	(.5 possible)
(% of units affordable to 100% to 110% of the RMI) / 100	+	(1 possible)
(% of units affordable to 90% to 100% of the RMI) / 50	+	(2 possible)
(% of units affordable to 80% to 90% of the RMI) / 25	+	(4 possible)
(% of units affordable to 70% to 80% of the RMI) / 12.5	+	(8 possible)
(% of units affordable to 60% to 70% of the RMI) / 6.25		(16 possible)

31.5 points maximum

Bonus point category for Low Density Residential areas

RMI = Regional Median Income

RMI = \$76,400 (from Fannie Mae website)

Example: If a development had 100% of its units affordable to 80%-90% of the RMI (but nothing below this), it would get 7.5 points (.5+1+2+4)

If it also had 50% of its units affordable to 70%-80% of the RMI it would get 8 more points for a total of 11.5 (.5+1+2+4+4)

The Regional Median Income will be determined annually and based off Fannie Mae's numbers

Affordability is based on the base price, before buyer-requested upgrades. Base unit must be livable as is.

Developer will agree to provide so many units that are within a certain percentage of the median regional price as part of the PUD agreement.

Final plat approval could be based on meeting these agreements.

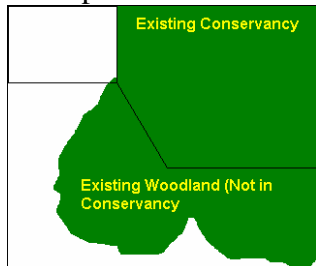
I. A.2. Placement of uses so as to integrate with adjacent uses

Purpose: To reward developments that make connections to adjacent properties and uses.

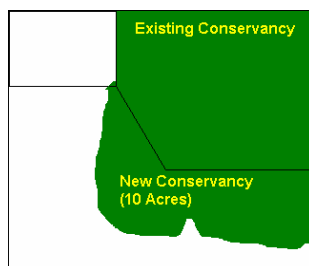
Criteria: Points will be awarded if there is an opportunity to connect adjacent uses and such connections are made. If no opportunities exist, the category will be eliminated.

- **5 Points** will be awarded for placing things like private parks & conservation areas contiguous to existing or planned private parks or conservation areas (as long as there was a choice to put it somewhere else.)
- **10 points** will be awarded if there are no restrictions for public access to these areas. Public Parks are not included.
- **5 points** will be awarded if there is a conscious effort to link the neighborhood to public or semi-public uses (schools, religious buildings).
- **5 Points** will also be awarded for developers who give adjacent developments the opportunity to link to the development in question.

Example:



Existing Conditions



Integration points awarded



Integration points not awarded

25 points maximum

(Points would be given for preserving woodland areas (see category II.E.4.))

I.A.3. Senior Units

Purpose: To reward developments that provide senior housing

Criteria: 1 point for every 2 units

25 Points Maximum

Bonus point category for Low Density Residential areas

Senior units are defined as units that are limited to persons 55 years or older.

I.A.4. Collaboration with adjoining land owners.

Purpose: To encourage coordination of development between many land owners

Criteria: Points will be awarded on a case-by-case basis when collaboration is demonstrated.

10 Points maximum

Property owners will get collaboration points if they demonstrate that they are working in conjunction with neighboring property owners to create a more unified plan for the area they are developing. Collaboration may also offer a better chance to gain points in other categories.

I.A.5. Appropriately located neighborhood scale commercial/office uses

Purpose: To reward developments that provide small scale commercial/office uses

Criteria: Points will be awarded on a case-by-case basis. Category will be considered on a very limited basis.

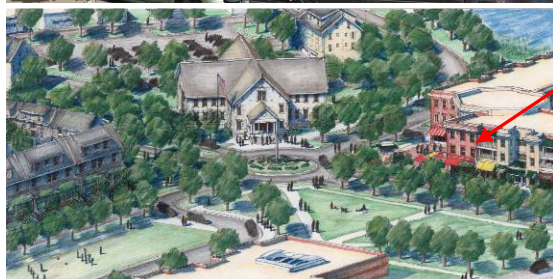
10 Points maximum

Bonus point category

Examples:



**Appropriately Scaled
Neighborhood Commercial**



II. Neighborhood Scale:

The internal organization and composition of the proposed neighborhood

A. General:

The look, feel and visual appeal of development from within and at its boundaries

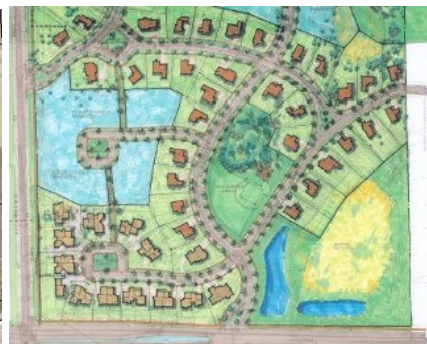
II.A.1. % of units within ¼ mile of an identifiable neighborhood focal point

Purpose: To help give new neighborhoods a unique identity and to serve as an ordering device.

Criteria: (% of units / 2)

50 points maximum

Examples include parks, greens, squares, monuments, historic structures (silos, barns, granaries, foundations, community gardens, etc.)



II.A.2. Distribution of attached units

Purpose: Encourage smaller clusters of attached units

Criteria: Points = (50 – A)

A= the largest percentage of attached units in any one group

40 points maximum

Example: If there are 100 attached units in a project and the largest group has 30 units in it then you would get 20 points.

With this criteria, a neighborhood must have at least 3 groups of attached units to get any points.

This criteria wouldn't apply to single-family-only developments.

II.A.3. Creating open space using multi-story buildings

Purpose: To create open using multi-story buildings

Criteria: Points would be awarded if it was demonstrated that the applicant had purposefully used multi-story buildings for the purpose of creating open space.

10 points maximum

Would not apply in low density designated areas



II.A.4. % of attached units that have vehicular access from the back or below grade

Purpose: To encourage unique neighborhoods with a traditional streetscape by having vehicular access to the rear of or underneath, buildings.

Criteria: % / 10

10 points maximum

Front door of unit shall face the street or front door can face a common green if access is provided by an alley or below grade.



II.A.5. Neighborhood utilizes rear lanes for vehicular access

Purpose: To encourage unique neighborhoods with a traditional streetscape by having vehicular access to the rear of buildings.

Criteria: **5 points** if rear lanes are utilized.

Examples:



Rear lanes will need to be approved and have adequate setbacks to allow for safe passage of vehicles and pedestrians, and to allow for snow removal. This provision will only apply to single family detached homes.

II.A.6. Visual termini

Purpose: To encourage the placement of monuments, statues, gazebos or other landmarks at the end of streets

Criteria: Points will be awarded if visual termini are provided.

5 points maximum

Example:



B. Housing Diversity

The variety of housing types and values in a neighborhood

II.B.1. Square foot range between largest and smallest unit

Purpose: To encourage a wide variety of housing sizes in a development

Criteria: $\text{Points} = (\text{Largest unit sq.ft.} - \text{Smallest unit sq.ft.}) / 100$

50 points maximum

All units are eligible but the housing variety must be deemed reasonable by the city (i.e. one 500 sq. ft house planned in the midst of many 6000 sq.ft houses would not be reasonable.)

II.B.2. 3+ styles of attached

Purpose: To encourage a wide variety in attached housing styles

Criteria: $\text{Points} = (\# \text{ of styles}) - 2$

$\text{Points} = (\text{number of styles/number of buildings}) * 10$ for projects
under 30 units

Whichever number is higher will be used for projects under 30 units

10 points maximum

Style refers to the exterior image and footprint, not floor plan



II.B.3. 6+ styles of detached

Purpose: To encourage a wide variety in detached housing styles

Criteria: Points = ((# of styles) – 5) *3 or
Points = (number of styles/number of buildings) *30 for projects
under 30 units

Whichever number is higher will be used for projects under 30 units

30 points maximum

Style refers the different models and/or elevations that will be used.



C. Roadway Image

The visual image of the development from major roadways

II.C.1. Attached units are embedded

Purpose: To reduce the amount of attached units visible from the arterial roadways

Criteria: $\text{Points} = (50 - A) / 2$

Where:

A = (% of the perimeter roadway with attached units)

25 points maximum

Example: A development has 1000 linear feet of arterial roadway and 200 feet of the arterial roadway has attached units adjacent to it.

“A” = 20 so

Points = $((50-20)/2) = 15$

Only areas where there is an opportunity to build units will be included in the total perimeter measurement. Wetlands or otherwise unbuildable areas will not be included.

Attached units are not considered to abut the ROW if there is an outlot or feature between them and the ROW if the area is landscaped and/or has a large setback.

If the percentage of ROW with abutting attached units is over 50%, the development will get negative points in this category.

Residential/Commercial mixed use projects (vertically or horizontally) would not be subject to this criteria.

High Density areas would not be subject to this criteria

II.C.2. Exceptional Landscaping to buffer homes from arterial and major collector roads

Purpose: To buffer homes from major roadways

Criteria: Score will be based on criteria below:

- At least 70% evergreen trees but no more than 85%
- Undulating berms,
- Decorative open fencing
- Understory trees and shrubs

- All vegetation must be salt tolerant
- Retention of existing woods may qualify as well

10 points maximum



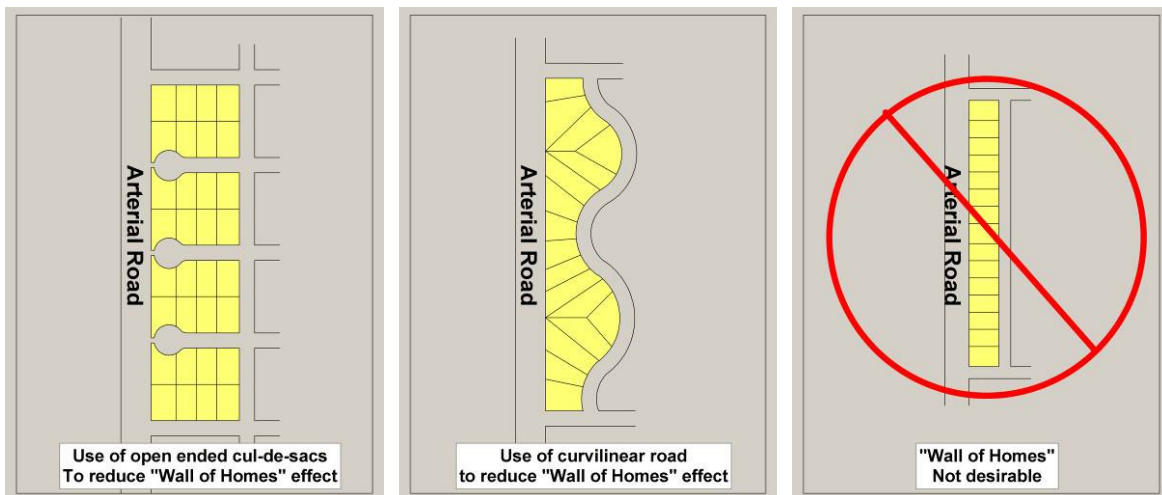
II.C.3. Interior perimeter roads are not parallel to arterial roads

Purpose: To encourage a variety of building orientation along arterial roads

Criteria: Points will be awarded for having a interior road system that is curvilinear and/or eliminates the “wall of homes” effect.

10 points maximum

Only applies to detached homes.



Note: Graphics are for illustrative purposes only and represent an exaggerated version of possible real life examples.

II.C.4. Homes' fronts face the arterial

Purpose: To encourage an attractive streetscape along arterial roadways

Criteria: (% of homes along arterial that face the arterial) / 10

10 points maximum

Only applies to detached homes

II.C. 5-9. Variety in roof pitch, roof orientation, building height, building orientation, & building articulation on side and rear walls

Purpose: To encourage variety in the look of homes along arterial roadways

Criteria: **5 points** each category (**10 points** for articulation of side and rear walls) and the City of Maple Grove will score on a case-by-case basis

Variety points will be awarded based on the combination of differences in walls, roofs, and architectural details.

Illustrations below go from least variety to most variety



D. Pedestrian Quality

The experience and ease of pedestrian movement in a neighborhood

II.D.1. % of units within 1000 feet walk from a park

Purpose: To have parks within a short walk from peoples homes.

Criteria: % / 10

10 points maximum

Measured along roadways and/or trails.

II.D.2. Grid or modified grid

Purpose: To encourage good pedestrian and vehicular connections

Criteria: Points will be awarded for an interior street system that provides good pedestrian and vehicular connections.

10 points maximum

II.D.3. Internal trail connections

Purpose: To encourage the creation of off-road trails within a neighborhood

Criteria: Points will be awarded for the creation of internal trails to provide pedestrian and/or bicycle movement within a development.

10 point maximum

II.D.4. Pedestrian Scale and Ornamental Street Lighting

Purpose: To reinforce the pedestrian realm through the use of appropriately scaled street lighting

Criteria: Points will be awarded for using pedestrian scale street lighting in the project

5 points maximum



II.D.5. Sidewalks are provided on both sides of the street

Purpose: To ensure a good pedestrian transportation system.

Criteria: **5 points** will be awarded if there are sidewalks on both sides of every street.

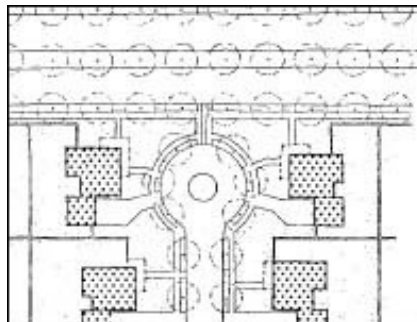
I.D.6. Cul-de-sacs are open ended.

Purpose: To create pedestrian and bicycle connections to trails systems along arterial and collector roadways.

Criteria: Points = (% of cul-de-sacs that are open ended) / 20

5 points maximum

Cul-de-sac with a trail connection to the arterial at the end



E. Integration of Parks, Open space, Natural, Historic and Cultural Resources

The degree in which these resources are planned around and integrated into the neighborhood

II.E.1. Park Dedication is in strict conformance to the Comprehensive Park Systems Plan

Purpose: To ensure the realization of the City's vision for its parks.

Criteria: Points will be awarded for strictly conforming to the Comprehensive Park Systems Plan.

25 points maximum

Neighborhood Parks: These sites are usually four to fifteen acres of developable recreation area. Ten acres is a better minimum standard since these parks should support a game field, play equipment, basketball court, tennis court, trails, parking lot, and pleasure skating rinks. Typically, these parks are not scheduled for adult competition; however, may be able to support practice by adults. The service area has approximately one-half mile radius and should not extend beyond major access barriers such as major streets, creeks, lakes, etc. Usually, each park service area will receive one neighborhood park. The neighborhood park is the most important and basic unit of the total park system and is expected to serve Maple Grove's residential developments, Neighborhood parks may also exist as shared facilities with school sites.

Local Linear Park: This type of park land provides a physical link, between two or more areas. The width ranges from 30 to 75 feet wide. The Local Linear Park may contain no transportation treadways or contain single or multiple transportation trails. These trails may accommodate bicycling, hiking/jogging/walking, and cross country skiing. The width of the Local Linear Park is important because the amount of land included in the corridor is intended to reflect a park-like atmosphere as well as a transportation corridor.

Trailways: Park access trailways are for the specific purpose of obtaining access between platted properties and the width is enough to essentially accommodate the transportation mode. Trailways are typically 30 feet wide and the treadway dominates the corridor rather than the open space as in Local Linear Parks.

II.E.2. Open space is consolidated and usable

Purpose: To create open space areas that can be usable to the neighborhood, either passively or actively.

Criteria: Points will be awarded based on guidelines below

- Buildings should be organized around the open space
- Open space should be a framing and organizing feature
- Open space should be accessible to the local population (within the neighborhood)
- Open space should be designed in such a way that it doesn't appear like it is someone's backyard
- Storm water ponds should be incorporated as a design feature



10 points maximum

II.E.3. Open Spaces are connected with green (natural) corridors

Purpose: To connect open spaces & reduce the occurrence of isolated open space areas.

Criteria: Points will be awarded for linking open space areas with natural corridors.

10 points maximum

Combining open space areas, trails, and storm ponds is a good way to get points in this category.

II.E.4. Tree Preservation above Minimum

Purpose: To encourage the preservation of trees

Criteria: $\text{Points} = (1 - (B / A)) * 10$

A = # of caliper inches allowed to be removed (before replacement requirement in the T-zone)

B = # of caliper inches removed

Example: 1000 total caliper inches in a residential PUD in the T-zone

Removal threshold is 30% at time of subdivision so:

A = 300 caliper inches allowed to be removed &

B = 150 caliper inches actually removed (50% of allowed removal)

Points = 5

10 points maximum

Points are assigned based on the number of caliper inches preserved above the minimum. This would only apply to T-zone areas.

II.E.5. Natural Features are Retained

Purpose: To preserve significant and unique topographical features if they exist.

Criteria: Points will be awarded if significant and unique natural features are retained.

10 points maximum

Examples include: ravines, hilltops, etc...

II.E.6. Wetlands are Retained, not Mitigated

Purpose: To encourage the retention of a natural resource and minimize disruption of the existing ecosystem.

Criteria: $\text{Points} = (\% \text{ of wetland area not disturbed}) / 10$

10 points maximum

II.E.7. Public Accessibility to Creeks, Streams, Ponds, Lakes, etc.

Purpose: Allow neighborhood wide enjoyment of those natural features

Criteria: Points = (% of shore or stream bed that has common ownership) / 10

10 points maximum

II.E.8. Cultural Resources Integrated into Open Space Areas

Purpose: To encourage public education about historic cultures.

Criteria: Points will be awarded for integrating and identifying cultural resources into open space areas

10 points maximum

II.E.10. Extensive Internal Landscaping

Purpose: To encourage a larger amount of landscaping than required by code.

Criteria: (% of landscaping units above minimum) /10

10 points maximum

example: 100 units required, 120 units provided = 2 points

II.E.9. Use of Native Plants in Landscaping

Purpose: To use vegetation that is better adapted to our climate to reduce water consumption and required maintenance.

Criteria: Points will be awarded if all landscaping uses appropriate species native plants.

5 points maximum

II.E.11. Existing Structures are Retained and/or Reused

Purpose: Preserve existing structures that have historical value

Criteria: 5 points awarded if a structure is retained.

5 points maximum

Incorporation of existing structures, foundations, etc. into the development for aesthetic and historic preservation purposes.

Staff would review on a case-by-case basis.

Examples are barns, silos, foundations, etc. If structures are structurally unsound and safety requirements demand they be removed, a developer would not be penalized for their removal.

Historic structures can be used as identifiable neighborhood centers if integrated into park/open space.



II.E.12. Viable Open Space Master Plan is Created

Purpose: To encourage developers to have a unified open space plan for their proposed neighborhoods and to use that open space as an organizing device for the neighborhood

Criteria: Points will be awarded for providing a plan that highlights open space areas and the pedestrian corridors and connections between them.

5 points maximum

II.E.13. Any Natural Restoration Work

Purpose: To reward developments that restore wooded areas, prairies, wetlands, etc.

Criteria: 1 point per acre of restoration

10 points maximum

Bonus point category to reward natural restoration work

Buckthorn removal would qualify

II.E.14. Extraordinary Environmental Protection

Purpose: To reward any other unregulated environmental protection that has not already been addressed.

Criteria: Points would be awarded for other extraordinary environmental protection that hasn't been addressed.

10 point maximum

Bonus point category

II.E.15. Area of parkland, woodland, or other open space (above minimum).

Purpose: To encourage the creation of open space areas in a development, whether they are active park areas or passive woodland areas or other open space.

Criteria: 1 point per acre of dedicated parkland (acceptable to the city) or other open space areas that are in outlots or conservation easements.

No maximum points.

Bonus point category

Wetlands and areas on steep slopes would not count.

Open space areas must be 50 feet or larger in the smallest dimension to be counted in this category.

III. Unit Scale Criteria

The visual appeal and function of units and lots

A. General

III.A.1. Guarantee that models will not be repeated within X lots of each other.

Purpose: To encourage variety in detached housing styles

Criteria: 2 points = 1 lots between the same model
5 points = 2 lots between the same model
10 points = 3 lots between the same model
20 points = 4 lots between the same model
30 points = 5 lots between the same model
40 points = 6 lots between the same model

A developer could propose to put such an agreement on a limited amount of homes in a neighborhood. Points would be awarded proportional to the amount of detached homes under such an agreement.

Staff will consider patterns of repetition on both sides of the street (i.e. the same model/elevation can't be directly across the street.)

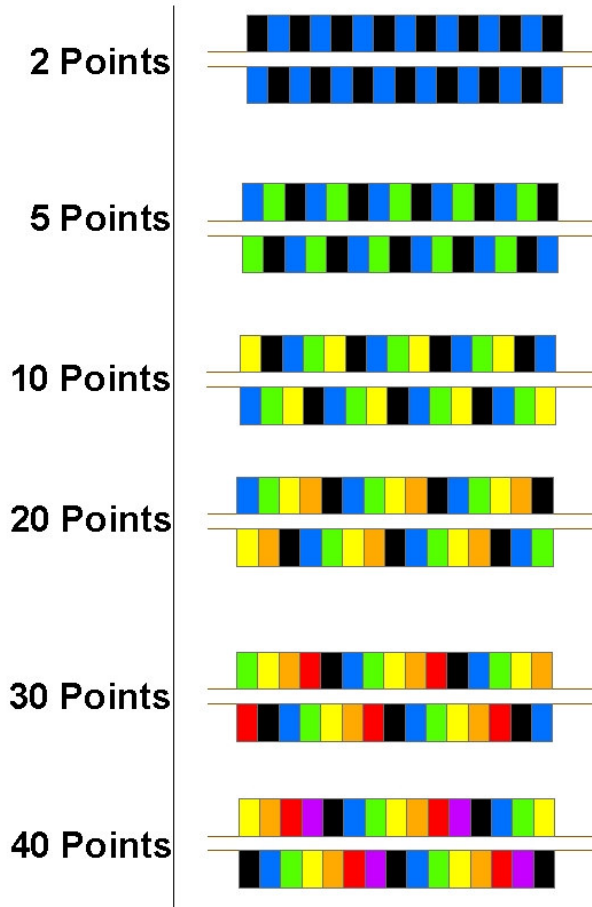
If a project has no repetition at all 40 points could be awarded.

40 points maximum

Example: A proposed neighborhood has 100 homes and 50 of them would be in an area where there was an agreement that there would be 4 lots between the same model would get 5 points (10 * 50% of the homes under this agreement.)

A model is a home with a substantially different exterior than another home. Exterior differences shall include a combination of differences in walls, roofs and architectural detail. Floor plan changes only would not be considered a separate model. For units on the interior of a development these differences would mainly apply to the front façade. For units along arterial roadways the rear façade would be graded in the Roadway Image sub category.

Different colors represent different home models
Points will be awarded based on the patterns shown below:



III.A.2. Creation of a Pattern Book

Purpose: To reward the creation of a formal book that describes the organization of the entire neighborhood with detailed descriptions and drawings of units, landscaping, and other proposed improvements.

Criteria: No formula, points will be awarded if a pattern book is submitted

25 points maximum
Bonus point category

B. Architectural Elements

The specific elements of an attached or detached unit that would be guaranteed by covenant

Purpose: To encourage the production of homes with generally accepted attractive architectural elements

Criteria: Points will be awarded based on the percentage of units (that are guaranteed by covenant) that will have a particular feature.

Developments would have to provide assurances (through covenants) that architectural features for which points are sought will be built for detached units. Building plans will be reviewed for compliance with such covenant agreements.

Architectural renderings and elevations will be required for attached units and points will be awarded based upon those submittals.

There are three specific architectural features that the City of Maple Grove is looking for which are independent of specific house styles:

III.B.1. Front Porches

Criteria: .6060 points for every 1% of homes with a front porch
(33% gives maximum points)

20 points maximum

Front porches must be at least 5 feet deep x 7 feet wide, outside the entry area (door swing zone.) Porticos are not considered front porches in this case.

Porches are considered Front Porches if they face a street or a common green court. Green courts would require the use of rear lanes.

III.B.2. Garages set back as far as the front face or are Side Loaded

Criteria: .6060 points for every 1% of homes with a garage setback as far as the front face of the home or are side-loaded
(33% gives maximum points)

20 points maximum

Only applies to detached units.

Front lot line will be measured at the main face of the structure, not at the front of any porch or other protrusion

III.B.3. Brick, stone, or stucco chimneys (real or faux)

Criteria: Points = .3030 points for every 1% of homes with a brick, stone, or stucco chimney (33% gives maximum.)

10 points maximum

III.B.4. Other architectural features

Criteria: Points = % / 10

10 points maximum for each feature

There are a great number of architectural features that are unique to specific styles that can be awarded points. They include, **but are not limited to:**

Gabled ends, dormers, balconies, bays, turrets, cupolas, decorative balustrades, window grids, accent windows, masonry (stone or brick) construction (accent or otherwise), local stone (mined within 200 miles or authentic replica), demonstrated variety of roof styles & pitches, demonstrated variety of shingle styles, demonstrated variety of siding styles, shutters, window frames, columns, porticos, pediments, symmetrical & proportional window placement, multiple siding patterns, materials, and/or colors

This category is broad and flexible to encourage the application of compatible architectural features. The application of architectural features simply to get points will not be rewarded.

There is a 150 point maximum for the architectural features category.

C. Safety

Added safety

III.C.1. % of buildings sprinkled that aren't required to be sprinkled

Purpose: To reward developments that have sprinkled building over and above what code requires.

Criteria: Points = % / 10

10 points maximum
Bonus Point Category